119.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,400 / 831,400
					USE VALUE:	831,400 / 831,400
					ASSESSED:	831,400 / 831,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
308		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACARTHY ROBERT G
Owner 2:	MACARTHY DEBRA
Owner 3:	
Street 1:	37 RIDGE STREET
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,880 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1628 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11880.000	287,900		543,500	831,400
Total Card	0.273	287,900		543,500	831,400
Total Parcel	0.273	287,900		543,500	831,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.84 | /Parcel: 510.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76893
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!9245!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,900	0	11,880.	543,500	831,400	831,400	Year End Roll	12/18/2019
2019	101	FV	228,500	0	11,880.	551,200	779,700	779,700	Year End Roll	1/3/2019
2018	101	FV	228,500	0	11,880.	411,500	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	228,500	0	11,880.	372,700	601,200	601,200	Year End Roll	1/3/2017
2016	101	FV	228,500	0	11,880.	357,100	585,600	585,600	Year End	1/4/2016
2015	101	FV	214,700	0	11,880.	302,800	517,500	517,500	Year End Roll	12/11/2014
2014	101	FV	214,700	0	11,880.	287,300	502,000	502,000	Year End Roll	12/16/2013
2013	101	FV	214,700	0	11,880.	273,300	488,000	488,000		12/13/2012

PRINT

Date	Time
12/10/20	23:44:52

LAST REV

Date	Time
02/19/19	12:59:02
ekelly	
9245	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWMAN HELEN C	28645-504		6/1/1998		140,000	No	No		A

USER DEFINED

Prior Id # 1:	76893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2015	1846	Manual	4,749					
6/15/2009	480	Temp Ten	800					
11/1/2002	929	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	197	PATRIOT
11/3/2000	Inspected	264	PATRIOT
2/17/2000	Mailer Sent		
2/14/2000	Measured	268	PATRIOT
8/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11880		Sq. Ft.	Site		0	70.	0.65	5									543,484						543,500	

Total AC/HA: 0.27273 | Total SF/SM: 11880 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 543,484 | Spl Credit | Total: 543,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29516125
Const Adj.:	0.99742496
Adj $ / SQ:	135.642
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353629
Depreciation:	65775
Depreciated Total:	287854

COMMENTS

POOL NEEDS LINER NON OPERABLE, OSP IN FAIR COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 2		HB		

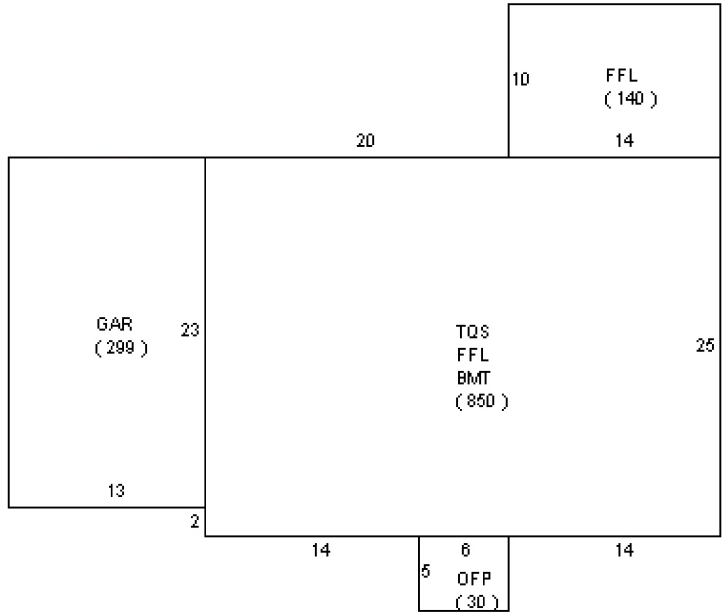
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.64
Special Features:	0	Val/Su Net:	102.57
Final Total:	287900	Val/Su SzAd	176.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	135.640	134,285
BMT	Basement	850	40.690	34,589
TQS	3/4 Story	638	135.640	86,472
GAR	Garage	299	23.300	6,967
OFP	Open Porch	30	43.890	1,317
	Net Sketched Area:	2,807	Total:	263,630
Size Ad	1627.5	Gross Are	3019	FinArea 1628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: